

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 6 SEPTEMBER 2018
at 7.00 pm**

PRESENT: Councillors Ellis, Nolan, Mrs Nolan, Ms Southcombe, Mrs Carlyon, Smith, Vella (Chairman), Webb and Wells

APOLOGIES: Apologies of absence were reported from Councillor Tamblyn.

136 DISCLOSURE OR DECLARATIONS OF INTEREST

Councillors Nolan and Mrs declared an interest in PA18/07245 – 11 The Parade, Malpas (Schedule 2, Minute 138 (b) (vi)) on the grounds of the applicant being their neighbour.

Councillor Wells declared an interest in PA18/07080 – Epiphany House, Kenwyn (Schedule 2 Minute 138 (b) (iv) due to being a member of the Epiphany Trust Association.

137 MINUTES

The Minutes of the meeting held 9 August 2018 were proposed by the Chairman.

RECOMMENDED that the minutes of the Planning Committee meeting held 9 August 2018 be approved and adopted.

138 PLANNING CONSULTATION (PL1)

(a) Schedule 1

Further to all Councillors of Truro City Council being given the opportunity to submit comments to applications in their Ward (by an agreed deadline), and for Members of the Planning Committee to comment on this Schedule prior to publication of the agenda for this meeting, it was proposed by Councillor Vella (Chairman) that it be

RESOLVED that the recommendations contained within Schedule 1, as proposed by the Chairman, be adopted by the Planning Committee

(b) Schedule 2

The Committee considered plans submitted in accordance with the planning consultation procedure, details of which are attached (Schedule 2), and, that it be

RESOLVED that Cornwall Council be informed of the following recommendations as voted upon by Truro City Council's Planning Committee:-

**(i) Land North of A390, Threemilestone (1)
(PA18/00474)**

It was unanimously recommended that Members request further clarification on the application in the following areas:

- 1) Where the access points (for both entrance and exit) would be for general vehicles as it would appear this had not changed following the City Council's concerns over access for the outline application;
- 2) Whether the petrol station (which had been removed for this application) had been replaced with additional retail units;
- 3) What the community centre would be used for; and
- 4) Further information regarding sewage and surface water drainage.
- 5) The proposed design of the units is bland and industrial, lacking in scale, proportion, and detail and is wholly inadequate for the Western approach to the city. The Local Development Plan, the Truro and Kenwyn Neighbourhood Plan and the revised NPPF require a decent standard of architecture.

- 6) The landscape proposals shown are not adequate. We would expect to see trees within the car parking area and a dense line of trees along the Southern edge abutting the A390. There does not appear to be a landscape plan with details of species.

Members would welcome a presentation by the applicant.

Proposer: Councillor Vella (Chairman)

- (ii) **Angel House, 1 Infirmary Hill** (2)
(PA18/06892)

Unanimous refusal recommended for the signage as the signs were not considered appropriate for the conservation area and did not conform to the Truro and Kenwyn Neighbourhood Plan Signs Policy.

Proposer: Councillor Vella (Chairman)

- (iii) **2 Southleigh Mews, Infirmary Hill** (3)
(PA18/06981)

Unanimous refusal recommended as the proposal was considered inappropriate for the Conservation Area, unneighbourly (due to overlooking), and would have an adverse impact on a nearby Listed Building (The Deanery). Members also agreed with the Conservation Area Advisory Committee's comments.

Proposer: Councillor Vella (Chairman)

- (iv) **Epiphany House, Kenwyn** (4 & 5)
(PA18/07080 & PA18/07081)

Approval recommended subject to the satisfaction of the Conservation Officer, and that any felled trees would be replaced, in agreement with the Tree Officer.

Proposer: Councillor Ellis

Seconder: Councillor Smith

Councillors Wells and Mrs Nolan abstained from voting on the above recommendation.

- (v) **3 St Clement Vean** (6 & 7)
(PA18/07182 & PA18/07183)

Unanimous approval for the extension subject to the inclusion of a pitched roof to match the existing design of the building.

Proposer: Councillor Ellis

Seconder: Councillor Webb

- (vi) **11 The Parade, Malpas** (8 & 9)
(PA18/07245 & PA18/07461)

Approval recommended in principle subject to there being no sustainable objections from the neighbours, and clarification that the roof lights would be of Conservation Area style.

Proposer: Councillor Webb

Seconder: Councillor Vella (Chairman)

Having declared an interest, Councillors Nolan and Mrs Nolan left the room and therefore did not participate in the discussion or vote on the above application.

Councillors Mrs Carlyon, Ms Southcombe (Mayor) and Smith (Deputy Mayor) wished for their names to be recorded as having voted against the above recommendation.

Councillor Biscoe joined the meeting at 8:20pm.

Councillors Nolan and Mrs Nolan re-joined the meeting.

(vii) **Penmere and Trelyn, The Crescent** (10)
(PA18/07302)

Unanimous refusal recommended on the grounds of overdevelopment of the site, overlooking Coronation Terrace, lack of parking, inadequate access off the narrow, unmade private back lane, and the proposal being unneighbourly

Proposer: Councillor Smith

Secunder: Councillor Ellis

(viii) **14 Hillcrest Avenue** (11)
(PA18/07315)

Unanimous approval for the first-floor side extension.

Proposer: Councillor Ellis

Secunder: Councillor Smith

(ix) **3 Barton Meadow** (12)
(PA18/07334)

Approval recommended for the extension and balcony subject to there being no sustainable objections from the neighbours.

Proposer: Councillor Webb

Secunder: Councillor Smith

Councillor Nolan abstained from voting on the above recommendations, and Councillors Mrs Carlyon and Mrs Nolan wished for their names to be recorded as having voted against the above recommendation.

(x) **16 Gold Bird Hair Design, Norfolk House, 16 Lemon Street** (13)
(PA18/07353)

Approval recommended subject to compliance with the Conservation Officer and Historic Environment Team's comments, especially the unacceptable large opening and the proposed inappropriate use of a concrete lintel.

Proposer: Councillor Wells

Secunder: Councillor Smith

Councillors Mrs Carlyon and Nolan wished for their names to be recorded as having voted against the above recommendation.

(xi) **65 Fairmantle Street** (14)
(PA18/07532)

Unanimous refusal for the proposed extension with an invitation to submit a new proposal with a more sympathetic design with a pitched roof and appropriate materials (traditional timber instead of UPVC).

Proposer: Councillor Vella (Chairman)

At 8:48pm Councillor Ellis left the meeting.

(xii) **19 Newbridge Street (15)**

(PA18/07569)

Refusal recommended for the conversion of roof space with dormer extensions on the grounds of inappropriate design, the proposal being unneighbourly and out of character with the surrounding area.

Proposer: Councillor Vella (Chairman)

Councillor Wells abstained from voting on the above application.

(xiii) **5 Boscawen Street (16)**

(PA18/07611)

Unanimous refusal recommended on the grounds of fire safety. Members refer the Case Officer to the recent Cornwall Council Committee decision for 6 Boscawen Street, the application of which included the erection of a lean-to at the rear, which would block the ope and subsequently prevent safe access from 5 Boscawen Street (this application), from the proposed newly created stairwell at the back of the property and through the ope.

Members seek further clarification on the above contradiction.

Proposer: Councillor Webb

Seconder: Councillor Vella (Chairman)

(xiv) **Cypress Lodge, 8 Cornelius Drive (17)**

(PA18/07773)

Approval recommended to the tree works, subject to the works being limited to those considered strictly necessary by the Tree Officer. Members were not convinced the proposed works to the Turkey Oak were required.

Proposer: Councillor Wells

Seconder: Councillor Webb

139 CORNWALL COUNCIL

Community Infrastructure Levy (CIL)

Further to Minute 135 (09.08.18) Councillor Vella (Chairman) requested comments from Members on the allocation and spend of the CIL (circulated prior to the meeting) as soon as possible, to draft a response to Cornwall Council by 23 September 2018.

140 CHAIRMAN'S REPORT

The Chairman's report was covered by items under Correspondence (below).

141 CORRESPONDENCE

(i) Truro Signage

Councillor Mrs Carlyon commented that there had been an issue, in procedural terms, of the progression of the Truro signage. The issue had been referred to the advertisement section of Cornwall Council instead of Conservation, and incorrect advice had been given.

(ii) Appeal Decision – Land North of the White Cottage, Moresk Road

(PA16/11974)

The Chairman advised that a decision had been made by the inspector regarding the appeal lodged against the refusal of the application for the Land North of the White Cottage, Moresk Road. The appeal had been robustly dismissed, which was an

important decision for the area, and for the revision of the Truro and Kenwyn Neighbourhood Plan, where it was important to define the rural setting.

(iii) Appeal Lodged – The Annexe, Woodland Heights

The Chairman reported that notification had been received for an appeal lodged against the decision of the planning application at Woodland Heights, however the notice stated that additional comments could not be submitted, and the inspector would decide on the basis of comments already made during the application's process.

(iv) Non-Material Amendment at Langarth (PA18/07777)

The Chairman informed Members that a non-material application had been submitted for the above. Usually these were dealt with by the Chairman and Vice-Chairman due to their deadlines, however in this instance the Chairman did not agree the application was non-material. An email had been sent back to the Case Officer outlining the Chairman's concerns, with a copy to Kenwyn Parish Council. Councillor Nolan commented he would mention it to Councillor Dyer, the Kenwyn ward Member for the application, to request for it to be called to committee for consideration.

The meeting closed at 9:27 pm.

CHAIRMAN